

**County of San Diego
Valle De Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-0936**

REGULAR MEETING MINUTES: March 15, 2011

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

1. CALL TO ORDER: 7:03 PM Jack L. Phillips, Presiding Chair

Members present: Brennan, Brownlee, Feathers, Fitchett, Henderson, Hyatt, Manning, Mitrovich, Myers, Phillips, Reith

Absent: Forthun, Millar, Ripperger, Wollitz

2. FINALIZE AGENDA: As shown

3. OPEN FORUM: None

4. APPROVAL OF MINUTES: February 15, 2011 **VOTE: 10-0-1 to approve.**
Abstained: Mitrovich

5. LAND USE

- a. P10-044: Wireless telecommunications project proposed for installation on the east side of the Mt. Helix Park Foundation property on an existing flat graded area below the gated access road immediately east of the Mt. Helix Park. AT&T and Verizon are proposing co-location in a 13.3' x 44' stone and imitation wood shake enclosure and panel antennas heavily camouflaged in a 22' faux broad leaf tree (AT&T) and two areas of large faux boulders.

Presented by FITCHETT. A Major Use Permit is required for antennas. The antennas will be located on top of Mt. Helix.

Ted Marioncelli for PlanCom discussed the project along with Tim. They propose to inset faux boulder into the side of the hill so only 2 feet of faux boulder will be above the pad. The concrete block enclosure will be surrounded by a rock wall to match the existing walls. The roof will be open. The faux tree will not be visible from many views. The faux boulder on the south end will be moved slightly to the east about 10' due to a water easement.

PHILLIPS asked Ted to describe view #1. He stated that it shows the equipment enclosure (half AT&T, half Verizon). The roof is imitation shake wood. The faux tree is 22' high with antennas at 19'. On view #3, it shows the boulder and enclosure from below. They will match the boulder color to existing. The system is convection cooled with zero noise.

PHILLIPS asked if the tree on View #1 will move. The answer was that no, it is set back 50' so it is OK. He verified that with the architect and it complies with the County's ordinance.

Robert Ball, one of the founders of the Mt. Helix Park Foundation, spoke. He has been involved with the Mt. Helix Park Foundation since 1991. They need to raise money because they can't get it any other way. They have gotten rid of previous gang presence and have made some capital improvements. They installed a camera surveillance system, new foliage, restored trails, etc. Now they have an office up there. They are meeting expenses although expenses have nearly doubled due to repairs, insurance increases, etc. They are looking for new revenue generation. They need restrooms. Therefore, they are exploring the possibility of this cell site. It is much needed since many areas on Mt. Helix don't get cell signals. He requested that we approve the project. There will be no visual impact and no noise.

Lamar Brown 4965 Mt. Helix Drive addressed the group. He initially heard about the project from the County before and had reviewed it. He just found out about today's meeting this afternoon. He would like to move the site further away from his property. His bigger concern is that the project has changed without any notice to him. He stated that the 3 properties closest to the site never got noticed either.

PHILLIPS said there was an exemplary attempt to contact all properties within 2000 feet. He has been up on the site and looked at the locations and knows the moving of the boulder is limited.

Brown states that the Verizon boulder has been moved closer to him. He would like it mitigated. His house is immediately to the north. He is not asking that the project be denied.

Tim says he can move the boulder back a little bit and will work with Brown and resolve the issue.

As long as the distance to the edge of slope doesn't change, moving the tree to satisfy the property owner is OK.

Marty Bastuba of 4985 Mt. Helix asks that when they are building this project if there will be heavy duty pounding or pile driving. Tim says they will use a driller for the tree. If necessary, they will put safety fencing down below to prevent existing boulders from rolling down on properties below. Owner asks to be informed about geologists and plans. Tim and Marty exchanged contact info. Tim states that the fiberglass boulders will be anchored into solid ground. Also, owner asks that if a boulder or other debris falls onto his house will it be covered by the contractor's insurance. The answer was yes and that all safety precautions will be taken.

BROWNEE asked about potential vandalism, graffiti issues, etc. The Park is locked from dusk to dawn and was told the sites will be hard to access and with the security cameras vandalism is unlikely but that the sites will be maintained.

Before this project, AT&T was seeking 10 other sites in the right of way in our area. Tim says if this project is approved they will only need 2 nodes on the other side of the hill. This is an extra benefit for this location.

HYATT asked about need for back-up generators? He was told that the system will have an 8 hour battery back-up unless there is an emergency which requires a generator. The generator will not be permanently on-site. HYATT also asked about a safety zone around the sites and Tim responded that there is an exclusion zone in front of them and that they are considering safety fencing on the back of the set up.

BROWNLEE inquired if the area with the concrete block enclosure would still be available for parking and was told that there will still be some parking there.

MITROVICH asked if there are any plans to allow other carriers up there. PHILLIPS said not according to this MUP. This project is located on 2 of the 3 lots and in the future it will be made into one.

Tim said that T-Mobile has a site below on the water tank so this was just designed for these 2 major carriers (AT&T and Verizon).

FITCHETT stated that the project has changed a lot since it was initially introduced to the County. They lowered the height of the tree and other changes. FITCHETT recommends approval of MUP10-044 and **moves** to approve with the following conditions: 1) Southern faux boulders shall be relocated about 10' to accommodate underground utilities. 2) Faux boulders shall be colored to match the existing natural rock outcroppings. 3) Leaves of the faux broad leaf tree shall have variegated light and dark green colors and textures. 4) The subcommittee shall be empowered to resolve/approve any issues that may arise. (Henderson seconds).

VOTE: 11-0-0 unanimously to approve.

- b. ABC11-003: The Valley Farm Market is requesting a Type 21 (distilled spirits) Off Sale Alcoholic Beverage License for the business located at 9040 Campo Road.

Jim Marso stated that his family bought the Valley Farm Market in 1956. They have worked there full-time since 1962. The 3 siblings bought the store from their parents in 1973. Over the past 5 years they re-modeled the store. They are a destination store with 50% of their business being meat. Currently they have a beer and wine license but would like to carry hard alcohol. They hire developmentally disabled and give back to the community. They will not extend their hours in the evening if they get the liquor license. They believe the liquor license will help them become a one-stop store. They collected 1500 signatures in support of the liquor license. The sister spoke and then twin brother Don Marso who operates the meat department spoke. They created the area's neighborhood watch. They added a security system and took out large beer containers over 40 oz. and other spirits they didn't want to encourage. They do not sell alcoholic beverages to any homeless people or allow them in the store. All their competitors have Type 21 licenses. They propose a 15'

wall area for the hard alcohol which will be under lock and key. They will cancel current 20 license and upgrade to a 21.

BROWNLEE discussed County policy. The Sheriff has some considering factors. There have been 45 crimes in ½ block radius and some are drunken in public among other crimes. Some planning factors considered: beer and wine is being sold at every corner plus 2 bars and a restaurant and a liquor store are within 500'; proximity of store to schools; on the other side of the freeway there is a Headstart program and Youth center and church; a new playground was recently built; proximity to residential neighborhood; existing large wine & beer section.

FITCHETT has heard good reports concerning grocery store. They have a good reputation and have quality produce & meat. Why ruin that reputation by selling hard liquor?

HENDERSON states that their customers want it. They are trying to appeal to the Mt. Helix customers. HYATT shops there and is happy with the store. Doesn't think there is a need for another Type 21 license in the area and is concerned with the Headstart program close by.

Marso said it will be under lock and key. They close at 8 or 9 PM depending on the day of the week. MANNING asked if there is a limit to how many liquor licenses can be in an area. This area exceeds the limit by one. MITROVICH says they seem to have the needed safeguards. REITH believes that it is a community centered store. MYERS likes that they aren't extending hours and understands that they want to be a one-stop store. PHILLIPS asked if the licenses run with the ownership or the property. The 3 siblings are co-owners. If they sell the business, the license is gone. BROWNLEE asks if it will only be sold in store (under lock and key) or if it will be sold in the kiosk, too. They said that the kiosk is separate and will not be sold from there. BROWNLEE **moves** to approve (REITH seconds).

VOTE 9-1-1 to approve. (PHILLIPS opposed, Hyatt abstains.)

6. UNFINISHED BUSINESS

- a. San Diego County General Plan Update status review; proposal to subordinate community plans.

Portrero got a lawyer to review this issue since Community Plans are about 60% of the GP and to subordinate them especially after public testimony has been closed is unacceptable. Jacobs and Cox aids both said that public testimony is still closed as far as they know. Each one of 26 communities is different and that is addressed in their Community Plans in the GP.

The GPU Steering Committee approved a resolution to oppose BOS Roberts actions. PHILLIPS **moves** that the group endorses PHILLIPS resolution and letter to support the Community Plans. (Henderson seconds). **VOTE 11-0-0 to approve.**

7. NEW BUSINESS - none

8. CHAIRMAN'S REPORT - Have you all turned in your Form 700's?

9. ADJOURNMENT 8:45 PM

Submitted by: Jösan Feathers

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